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FILE BOX 45

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August 19 87

Notary Public

MY COMMISSION EXPIRES 9/7/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

RICHARD A. NORTHCUTT - 1161 Murfreesboro Road - Suite 340 - Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frederick G. Hibbert	Empire of America Realty Credit Corp.	MAP 83-2
(NAME)	(NAME)	
1411 McKennie Avenue	Two Empire Plaza, 100 Seneca St.	PARCEL 11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Buffalo, New York 14203	27W24690
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gerald Y. Smith and wife, Eleanor J. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick G. Hibbert, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

BEING Lot No. 21 and the easterly half of Not No. 20 on the Plan of H. M. Doak's Subdivision, of record in Plat Book 332, page 22, Register's Office for said County.

Said Lot No. 21 and the easterly half of Lot No. 20 front together 75 feet on the northerly side of McKennie Avenue, and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to Gerald Y. Smith and wife, Eleanor J. Smith, by deed from Robert Ruskin and Doris Ruskin, of record in Book 6458, page 201, said Register's Office.

5 6 5 6 4

IDENTIFICATION REFERENCE

AUG 17 2 31 PM '87

DAVIDSON COUNTY, TN

This is unimproved ( ) unimproved (XX) property, known as 1411 McKennie Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 14th day of August, 19 87

Eleanor J. Smith — Gerald Y. Smith (His Mark)

Eleanor J. Smith — Witness: Marie Bratton — Witness: Janet Lee

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named Gerald Y. Smith and wife, Eleanor J. Smith

the bargainor S with whom I am personally acquainted/and who acknowledged that they (or proved to me on the basis of satisfactory evidence) executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville Tennessee, this 14th day of August 1987.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) upon (his oath / themselves) acknowledged (himself / themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he) (they) as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM

Gerald Y. Smith
Eleanor J. Smith

TO

Frederick G. Hibbert

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 340
Nashville, TN 37217

RICHARD A NORTHCUTT
ATTORNEY AT LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Anita Lester and Marie Branham, who upon their oath, certified that they witnessed the execution of the within instrument by Gerald Y. Smith, the bargainor, by making his mark thereon, for the purposes therein contained.

Witness my hand and offical seal at Nashville, Tennessee, this the 14th day of August, 1987.

My Commission Expires: 9/9/89

NOTARY PUBLIC

NOTARY PUBLIC

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 6.5 6.4.

IDENTIFI REFERENCE

AUG 17 2 31 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 06370